



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

Spring, 2012



Last month, the Board held the Annual Homeowners Meeting. There were few attendees but a lot of good participation and dialog occurred and the Board was listening. The main concern was the lack of communication between the Board and the owner members of the Association. As a result, a list of on-going projects has been posted on the bulletin board near the mailboxes. This list states the project, the duration and end date, if known. We have also posted an announcement of all future monthly Board Meetings until the end of 2012.

Another good development was the desire to once again begin a cooperative effort with regard to landscaping and the establishment of a Landscaping Committee that will oversee improvements within our community. This is something that has not taken place in many years here at Red Oak and we all are very encouraged by this new effort. Anyone that is interested in this effort can contact a board member or send an email to redoakhoa@hotmail.com and let us know what you are interested in and how you might volunteer. We hope to continue with this level of communication and cooperation between the Board members and the owner members of the Association. The idea of having a second meeting in order to elect new Board members was brought forth in the meeting and this is being considered. The strategy of gaining a quorum is being developed and further details will be announced as they become available.



Red Oak Board of Directors

A web site has been developed for Red Oak Townhomes. Information can be gathered such as a listing of our HOA documents, contacts for Creative Property Management, contacts for maintenance or work order submissions and other beneficial information, including current events. The web site will be updated soon with current information including the 2012 HOA Budget, the HOA Insurance Certificate, and even new and updated pictures. The site address is: www.redoaktownhomes.weebly.com.





Leaving a vehicle behind a garage door or on the main drive is allowed for a short amount of time, only 10-15 minutes, for loading and unloading but the vehicle must remain attended at all times. Parking behind garages or on the main driveway in front of your unit is strictly prohibited since these areas have been designated “fire lane/no parking” zones and vehicles will be towed without warning. To date, a number of cars have been towed under this policy. The limited amount of parking is an issue at Red Oak. Please respect the Association’s strict rules and regulations against parking in “fire lane/no parking” areas. Please make sure all guests park in legal and approved areas; either the visitor parking areas or on Drava. Illegally parked cars on Drava are subject to tickets and/or towing by the county.

Please remember the Red Oak pool is to be used only by Red Oak residents and guest that are accompanied by residents. Please do not allow other to enter the pool area if they cannot access the gate with a key. Many non-residents have been seen using our pool and we need to keep these folks from accessing the pool area. If anyone witnesses others jumping the fence or accessing the pool area without a key, please report this to a board member or Creative Management. Please be safe while in the pool area and follow the posted rules. Do not allow young children to swim without adult supervision. Pool parties are strictly prohibited without prior written permission from the Association. Contact Creative if you need a key to the gate. The Board is considering a new key lock that will cut down on keys being duplicated and given to non-residents.



All pets must be on a leash at all times while outside your unit in the Common Areas. Animals must be held on a leash by someone that can control the animal. They cannot be tied to a tree, board, fencing, etc. Animal waste must be picked up and discarded properly. This waste is a hazard to run off water and a nuisance to all who enjoy the Common Areas of Red Oak. Animal urine also kills the grass and other plants. It is very costly to replace these items.

First of all, garbage cans are not allowed and may be discarded by the Association if used. Trash must be placed in the appropriate plastic trash bags and tightly secured. Secondly, your trash should be placed outside your garage door the mornings of Tuesday and Friday before 6:00 AM. If necessary, trash may be left out the night before after 9 PM. If a holiday falls on either of these days, trash will be collected the following trash day, NOT the next day. Trash that is left out after 7 AM AND is not picked up should be brought into your garage until the next trash day. This must be adhered to or a fine may be incurred. Only place your trash outside your unit and NOT next to another unit.



If anyone has any questions or problems, please contact Creative Property Management. The Rules and Regulations are strictly enforced and repeatedly violators will be warned and subsequently fined in accordance with our Fine Resolution filed with Harris County. Again, please review the Rules and Regulations on the Bulletin Board located outside of the guardhouse or check out the HOA web site.